Public Meeting

FACT SHEET, October 2005

Proposed Soil Cleanup Plan for the former Cornell-Dubilier Electronics Site

PUBLIC MEETING: OCTOBER 25, 2005 6:00 P.M.
COURTYARD MARRIOTT
13480 MAXELLA AVENUE
MARINA DEL REY, CA 90292

An environmental investigation was conducted under the oversight of the California State Department of Toxic Substances Control (DTSC) at 4144 Glencoe Avenue, Venice, California. This property was once owned by Cornell-Dubilier Electronics (Cornell).

This fact sheet provides an explanation of what we found and outlines the proposed cleanup plan.

Available for your review and comment is the draft Remedial Action Plan (draft RAP). The draft RAP proposes a remedy for the contamination at the property including partial excavation of the soil and electrical resistive heating to treat the remaining soil.

A public meeting will be held during the public comment period to discuss the proposed cleanup and solicit your comments and questions regarding this proposed plan. Comments may also be submitted, in writing, to DTSC using the Comment Form included in this mailing.

PUBLIC COMMENT PERIOD

A 30-day public review and comment period on the draft Final Remedial Action Plan (RAP) for the Cornell-Dubilier Electronics Site is:

OCTOBER 17, 2005 TO NOVEMBER 15, 2005

A written response will be provided for all comments received during the comment period. All comments will be considered and necessary changes will be made to the draft RAP prior to final approval.

The complete draft RAP and other related project documents are available at the local information repositories listed on page 4 of this fact sheet.

Site History

Cornell occupied this site from 1955 to 1971 assembling various types of electronic filters and capacitors. Zenith Food Processing Company operated there from 1972 until approximately 1984 manufacturing machinery used in processing fruits and vegetables. Since the mid-1980's, this property has been used for various commercial purposes. Currently, a fitness center and associated parking area occupy the site.

Nature of Contamination

Environmental investigations conducted since 1986 reveal that the soil is contaminated with TCE, PCE and PCBs. The soil contamination is concentrated at one location on the former Cornell property (located in the parking lot behind the fitness center).

Groundwater, which exists about 20 feet below ground surface is contaminated with PCE and TCE. The groundwater contamination has spread in a plume southwest of the property, extending beneath the Good Guys and Tower Records stores located near the corner of Maxella Avenue and Glencoe Avenue in Marina Del Rey. This plume is approximately 500 feet wide and 2,000 feet long

This groundwater is not used for drinking water purposes.

As a part of the environmental investigation, indoor air monitoring was also conducted at the following locations:

- 4144 Glencoe – Eight samples were collected over a 2-day period This sampling was done in July 1999. Results indicate that there is no immediate health risk under current operating conditions.

In 2005, indoor air samples were collected at the following locations:

- 4204 Glencoe
- 4206 Glencoe
- 4208 Glencoe
- 4212 -4222 Glencoe (3 suites were sampled within this building – 4218 #4, 4216 ½, and 4216 ¾)

Results of air sampling at these locations reveal that there is no immediate health threat; however, a chronic health effect was calculated over a duration of 25 years for an exposure period of 12 hours per day at 4204 Glencoe, 4206 Glencoe, 4208 Glencoe and 4216 ¾ Glencoe.

A sub-slab depressurization system will be installed in buildings south of the Site to eliminate or control vapor intrusion; therefore, reducing the possibility for exposure.

Health Risk Assessment

A Human Health Risk Assessment (Risk Assessment) was completed for the Site and approved by DTSC. It reveals that under current site conditions, there is no immediate risk to human health or the environment. However, the Risk Assessment indicates that PCE, TCE, and PCBs may be a threat to future occupants of the property; therefore, a cleanup action is necessary to prevent the possibility of future exposure.

Cleanup Options Evaluated

The following three options were evaluated to determine the most effective means to cleanup the site:

- Option 1 – No Action – Consists of no remedial action to address the contamination. This option is included as required by US EPA guidance.
- Option 2 – Shallow Soil Excavation and Electrical Resistive Heating -
- Option 3 – Shallow Soil Excavation and In-Situ Chemical Oxidation – Chemical occidents would be injected into the soil to destroy the contamination.

These options were rated based on effectiveness, ability to protect public health, and cost.

Cleanup Option Selected

Option 2 is selected as the cleanup method for this site. First, the soil will be heated causing the contaminants to become volatile and then vaporize. Vaporized contaminants will be removed by a soil

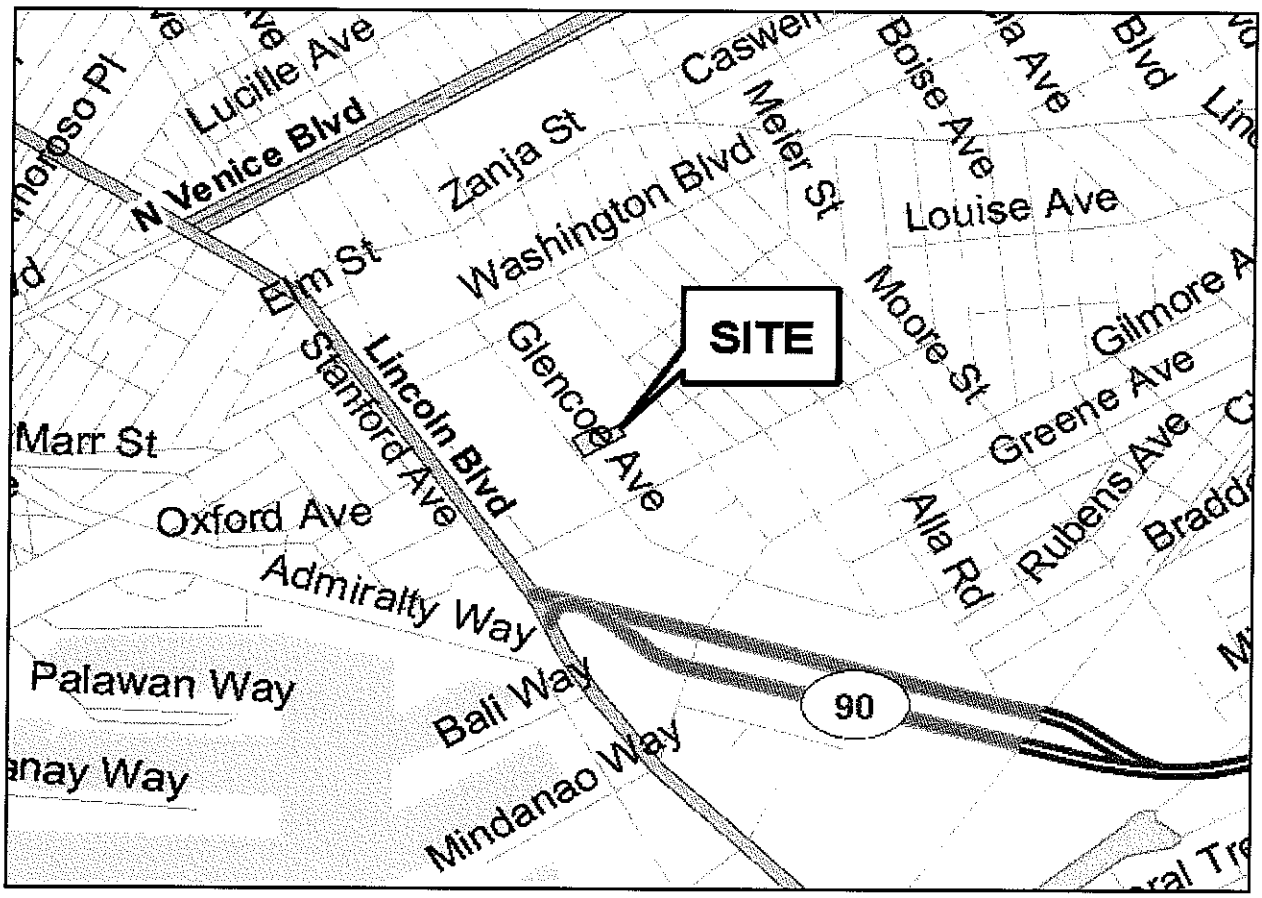
vapor extraction system and treated with granular activated carbon.

This process will effectively remove TCE and PCE from the soil and will be applied from the ground surface to a depth of about 50 feet below ground surface. The remaining soil contaminated with PCBs will be excavated from the property in trucks and transported to a licensed hazardous waste disposal facility. The anticipated remediation area is approximately 30 feet in diameter.

DTSC will oversee the treatment and removal of soil, soil vapor and groundwater contaminated with trichloroethylene (TCE), tetrachloroethene (PCE), and polychlorinated biphenyls (PCBs). The cleanup will be performed by a licensed contractor hired by Cornell.

For more detailed information on this process, please see Section 7 of the draft RAP.

A California Environmental Quality Act (CEQA) review was conducted on this proposed cleanup option. This review concluded that it will not have a negative affect on the community or the environment. The CEQA evaluation is documented in a draft Notice of Negative Declaration.



FOR MORE INFORMATION

If you have questions about the Draft Remedial Action Workplan, please contact:

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INFORMATION REPOSITORIES

The draft RAP and other project documents are available for review at:

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, California 90292
(310) 821-3415

DTSC File Room
Contact: Jone Barrio
1011 North Granview Avenue
Glendale, California 91201
(818) 551-2886

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist.